

**Town of East Longmeadow  
Planning and Community Development Department  
60 Center Square  
East Longmeadow, Massachusetts 01028  
(413) 525-5400- ext. 1700 - fax (413) 525-1656**



**Planning Board Minutes  
January 2, 2018**

**Present:** George Kingston, Chair; Deborah Bushnell, Vice Chair; Tyde Richards, Clerk; Russell Denver  
**Absent:** Louis Morabito; Larry Smith, Interim Town Planner

**00:28**

Public Hearing for a Zoning Map Amendment: 330 Chestnut Street

Clerk Tyde Richards read the public hearing notice into the record. The proposed amendment would convert the parcel at 330 Chestnut Street from Industrial Garden District to a Mixed Use District. The parcel in question occupies 40.35 acres.

Mr. Ralph Page of 306 Prospect Street expressed concern that the Board was hearing a Zoning Map Amendment to rezone to a Mixed Use District, a zone which had yet to be created by the Town Council. Chairman Kingston responded that changing the zoning map coincides with changing the zoning bylaw, and is the only record of which parcels belong to which zones. Therefore, if the Town Council does not accept the zone change, then the Board's recommendation to rezone would be moot. However, if the Board continues to wait to amend the zoning until the Town Council can vote on the issue, then the process might be drawn out even further.

Mr. Page pointed out that the Town Council Public Hearing Notice that had been posted for the January 9, 2018 meeting contained wording which addresses the rezoning, but does not mention of the creation of a new zone.

Hearing no further discussion, Vice Chair Bushnell moved to close the public hearing, and was seconded by Mr. Denver. **The Board voted unanimously (4-0) to close the Public Hearing for a Zoning Map Amendment at 330 Chestnut Street.**

Chairman Kingston called for a motion to recommend to the Town Council that the parcel at 330 Chestnut Street be rezoned to a Mixed Use District. Vice Chair Bushnell made said motion, seconded by Mr. Denver. **The Board voted unanimously (4-0) to make the recommendation to the Town Council that the parcel at 330 Chestnut Street be rezoned to a Mixed Use District.**

**05:01**

Public Hearing Continuation: Amended Special Permit for Foguiera, 621 North Main Street

Chairman Kingston delayed this Public Hearing until its posted hearing time of 6:15 pm.

**05:02**

Request for Waiver of Site Plan Review: Pearlston Paperworks, 23 Nottingham Drive

Clerk Tyde Richards read the announcement into the record. Vice Chair Bushnell moved to approve the request, seconded by Mr. Denver. **The Board voted unanimously (4-0) to approve the Waiver of Site Plan Review for Pearlston Paperworks at 23 Nottingham Drive.**

**08:47**

Request for Waiver of Site Plan Review: Stephanie LaBelle, LMHC, 280 North Main Street

Clerk Tyde Richards read the announcement into the record. Vice Chair Bushnell moved to approve the request, seconded by Mr. Denver. **The Board voted unanimously (4-0) to approve the Waiver of Site Plan Review for Stephanie LaBelle, LMHC at 280 North Main Street.**

**10:05**

Zoning Bylaws for Adult Stores

The Board perused an updated draft of the zoning bylaws for adult stores which included the changes discussed and agreed upon by the Board in their meeting on December 17, 2017. Vice Chair Bushnell inquired about whether the Town's lawyer had been contacted in regard to Longmeadow's zoning regulations relevant to the matter. Chairman Kingston said that the Town's legal council had not been contacted because most of the adjacent area in Longmeadow is a solar farm.

Chairman Kingston called for a motion to recommend the proposed draft of new zoning bylaw material regarding adult stores to the Town Council.

Vice Chair Bushnell made the motion with the stipulation that the draft be dated 1/2/2018 to distinguish it from previous drafts. Mr. Denver seconded. **The Board voted unanimously (4-0) to recommend the proposed draft of zoning bylaws regarding adult stores to the Town Council.**

**14:35**

Public Hearing Continuation: Amended Special Permit for Fogueira, 621 North Main Street

Clerk Tyde Richards read out a correspondence written by Mr. Steve Riley to Interim Planner Larry Smith requesting another continuation of the public hearing until the next regular Board meeting on January 16, 2018 at 6:00 pm.

Vice Chair Bushnell moved to continue the public hearing until the next scheduled Board meeting. Mr. Denver seconded the motion. **The Board voted unanimously (4-0) to grant a continuance on public hearing for the amended special permit for Fogueira, 621 North Main Street.**

**Having no further business, Chairman Kingston called for a motion to adjourn. Vice Chair Bushnell made the motion, and was seconded by Mr. Denver. The Board voted unanimously (4-0) to adjourn the meeting.**